

Legal Action Report of the Armory Park Historic District Advisory Board
21 February, 2017

1. Call to Order. Meeting commenced at 7:01 pm at St Andrew's Church community Hall, 545 So 5th Avenue.

2. Introduction of Members and Guests. A quorum was established, with eight Members present: Mark Crum, Martin Diamond, William Duffy (Chairperson), Phyllis Factor, Michael Lex, Martha McClements, Jack McClain. Board member Esthermarie Hillman arrived at 7:16 pm. Announced guests included John Burr, President, Armory Park Neighborhood Association (APNA), Anne Cooper, Jim Campbell, Ken Tucker, Sheldon Goldstein, Deborah Osick, Rob Paulus, Doug Hawkins.

3. Approval of Previous Meeting Minutes. Seven votes in favor, none opposed.

4. Update on Development Issues of Interest to the Neighborhood and APHZAB. John Burr, APNA President, described to members of the Advisory Board activities of interest to the Board, to wit two proposed "swaps" of properties currently included within the Historic District for potential properties not currently included, and the possible implications of the City of Tucson's infill program for historic zoning.

5. Informal Review: HPZ 617 So 3rd Avenue (HPZ Violation) Petitioner Deborah Oslik appeared regarding rehabilitation work she had begun replacing rotted sections of a front and side porch and removal of porch railings. She was advised that the railing constituted a significant architectural detail and must be preserved. She also asked to enclose a portion of the property to the south of the structure with a fence adjacent to the existing iron fence. The Board had no objection if the new fence complied with height requirements.

Recommendation: No formal action.

6. Formal Review, HPZ 17-12 (HPZ Violation). Petitioner Sheldon Goldstein and Contractor Jim Campbell appeared with detailed drawings of proposed reconstruction of the rear of the two-story property, considerably deteriorated through prior deferred maintenance. Petitioner requested that certain "brows", ornamental covers for roof details be changed from galvanized steel to copper-appearing, that a wheelchair ramp be added to the rear and that he be permitted to paint the exposed, unpainted brick walls.

Recommendation: On motion of Jack McClain, seconded by Martha McClements and approved unanimously by the Board, 'approval' is recommended for the "brow" changes and the wheelchair ramp. While having no legal basis to object to painting the brick surfaces, the Board informally suggested that they remain unpainted.

7. Formal Review: HPZ 17-11, 140 E. 18th St. Representatives Rob Paulus and Doug Hawkins presented for formal review a subdivision of four home sites from a parcel at 140 E. 18th St. Although considerable discussion was had on setbacks and on the orientation of the home site at the corner of 18th St and 5th Avenue, the only matter for consideration of the Board at this time are the elevations of the proposed structures. Objections were offered regarding the placement and size (proportionality) of windows to the front and rear.

Recommendation: On the motion of Esthermarie Hillman, seconded by Mark Crum, approved by seven board members, Martha McClements abstaining, the Board recommended approval of the proposed overall 24' height and 28'x36' footprint of the structures. The Board also recommended approval of the palette of materials proposed by the developer, stucco facing of

the walls, standing seam metal roofing and exposed wooden roof supports. The proposed fenestration and other apertures was not recommended for approval as it deviated substantially from window size and proportion throughout the neighborhood. The representatives were invited to return at a later time with revised window proposals.

8. Call to the Public. APNA President Burr offered some comments on Flexible Lot Development proposals for HPZs.

9. Discussion of APHZAB Administrative Issues. Members discussed whether it would be useful to have a City representative come to discuss the implications of Flexible Lot Development proposals for HPZs.

10. Adjournment. The meeting was adjourned at 9:17 pm.

Respectfully submitted,
Michael Lex,
Secretary.